



August 14, 2013

City of Des Moines

Planning and Zoning Commission

c/o Eric Lundy, AICP

602 Robert D. Ray Drive

Des Moines, Iowa 50309

Dear Mr. Lundy and Members of the Planning and Zoning Commission:

The Oakridge Neighborhood would like to acknowledge our support of the proposed Kum & Go convenience store, to be located at Keosauqua Way and Oakridge Dr. We understand that Kum & Go has submitted a rezoning request that would take the current property from a designation of C-2 - General Retail and Highway Oriented Commercial District to a PUD - Planned Unit Development.

Since the spring of 2013 representatives from Kum and Go have met with our staff and Board of Directors on multiple occasions to discuss their project. During these meetings we have discussed store design and layout and how best to complement the current neighborhood and the 39 unit housing expansion that is underway. We have also discussed the notion of liquor, beer and wine sales in the store. Kum & Go has elected not to sell liquor at this location which we feel is in the best interest of our residents, and their families and is a responsible and proactive approach on behalf of the Kum and Go Corporation. To that end, we also discussed operational questions, employee training and quality control questions specific to the sale of beer, wine and tobacco products to underage consumers. And finally, we have discussed opportunities for the sale of specific products that are considered basic needs and not readily accessible in the neighborhood and ethnic products that could be incorporated into their inventory to meet the unique and specific needs of our neighborhood's diverse population. Not only have we found the Kum and Go corporation to be responsive on all fronts, they have agreed to identify ways that we can make the store and its operations and work force opportunities a win-win for the corporation and the neighborhood.

With the approval of this project the Oakridge Neighborhood continues its transformation. From the \$30 million tax credit rehab of the 300 housing units on our campus to the \$10 million 39 unit senior project currently under construction and \$10.4 million Edmunds Elementary School that recently opened its door to students from the neighborhood, the Kum and Go project will serve as another reminder of the development opportunities that exist in this community's urban core. There is no question that the nearly 1000 residents that live in the Oakridge Neighborhood would be happy to call Kum and Go their newest neighbor and look forward to the collaborative potential this project brings.

Kum & Go has proven to be a responsible retailer with a track record of being a great community member. To that end, the Oakridge organization writes in support of the rezoning request and asks for your affirmative vote for this project.

Please feel free to contact me for any questions you may have or to clarify any information contained in this letter at 515-244-7702 ext. 150 or [tcaldwell-johnson@oakridgeneighborhood.org](mailto:tcaldwell-johnson@oakridgeneighborhood.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Tere Caldwell-Johnson". The signature is written in a cursive style and is enclosed within a simple rectangular border.

Teree L. Caldwell-Johnson, CEO